



FINE & COUNTRY



- Scar End Farmhouse, Weir, Bacup, Rossendale
- 4 Bedroom, Semi-Detached Farmhouse
- Large Livestock Yard, Stable / Piggery Block
- Small, Hamlet Setting with Gated Parking
- Includes Approximately 9.7 Acres In All
- Comparatively Tucked-Away
- Potential Smallholding / Equestrian / Etc Uses
- Viewing Highly Recommended - By Appointment Only
- NO CHAIN DELAY
- What3words Location - riding.scrapped.ramp

Scar End Farm, Bacup, OL13 8QB

Scar End Farm is a 4 bedroom, semi-detached traditional stone farmhouse situated off the beaten track, while still being convenient for access to nearby amenities. With approximately 9.7 Acres, ideal for potential equestrian or smallholding use, the property has open countryside on the doorstep and provides good size accommodation within a small hamlet-style setting. NO CHAIN DELAY - VIEWING HIGHLY RECOMMENDED - By Appointment Only



Positioned off Burnley Road in Weir, Bacup, Scar End Farm is set on the verge of open countryside and is offered for sale with approximately 9.7 acres of land. The sale also includes a large livestock yard to the rear, stable / piggery block giving a linked outbuilding of 1,700sqft to the side and gated parking for several vehicles.




Offering a great opportunity for a variety of desired uses, this property could be an ideal base for a range of smallholding / equestrian purposes or just a perfect family home. Enjoying a comparatively tucked-away setting, this would be a perfect property for those seeking a family home bordering rural surroundings, yet which is still close to main roads and has amenities for daily living within reach.

Internally, this property briefly comprises: Entrance Porch, Lounge, Hall, 2nd Lounge / Dining Room with Store, Dining Kitchen with Pantry plus a newly installed Shower Room, first floor Landing off to Bedrooms 1-4 and Family Bathroom. Externally, there is the large livestock yard, linked stable/piggery block of 1700 sqft currently set out in 9 pens but just as an outbuilding has potential for many other uses subject to the usual consents, gated parking for several vehicles and approximately 9.7 acres of land in all.

Accessed via a shared private lane from Burnley Road, the property is convenient for Weir Village, Bacup, Burnley and wider facilities throughout Rossendale. Commuter and public transport links are both accessible and superb open countryside is almost on the doorstep.

Directions : Enter Dog Pits Lane from the main Burnley Road (A671) follow it until you come to a T Junction where you turn left. Go through the gate which is over the cattle grid and continue in a straight line until the come to the next farm which is Scar End farm.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Porch 4'9" x 5'7"

Hall 7'10" x 3'9"

Lounge 13'9" x 14'2"

Dining Room 17'2"x 15'5"

Kitchen/Breakfast Room 12'6" x 14'0"

Pantry 5'8" x 3'9"

Shower Room 6'11" x 5'11"

Under Stairs Store

Landing

Bedroom 1 13'8" x 14'3"

Bedroom 2 12'1" x 10'2"

Bedroom 3 8'11" x 12'9"

Bedroom 4 8'8" x 12'9"

Bathroom 9'0" x 8'0"

Stables / Linked Outbuilding

Parking to Front & Rear

Garden Areas & Large Rear Yard

Agents Notes

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